

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 73014
Petitioner: UTSLER REAL ESTATE INVESTMENTS LLC v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:
 County Schedule No.: R0478318
 Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

Total Value: \$1,338,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2017 actual value of the subject property, as set forth above.

The Douglas County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 9th day of January 2019.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Gordana Katardzic

Gordana Katardzic



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**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

UTSLER REAL ESTATE INVESTMENTS LLC,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorneys for Respondent:

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Docket Numbers:
73014 & 74496

Schedule No.:
R0478318

STIPULATION (As to Tax Years 2017 & 2018 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2017 & 2018 valuations of the subject property and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

Lot 7A-1E1 Highlands Ranch 127A, 7th Amd. 1.125 AM/L.
2. The subject property is classified as Commercial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax years 2017 & 2018:

Land	\$ 490,050
Improvements	<u>\$1,195,950</u>
Total	\$1,686,000

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$ 490,050
Improvements	<u>\$1,195,950</u>
Total	\$1,686,000

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax years 2017 & 2018 actual value for the subject property:

Land	\$ 490,050
Improvements	<u>\$ 847,950</u>
Total	\$1,338,000

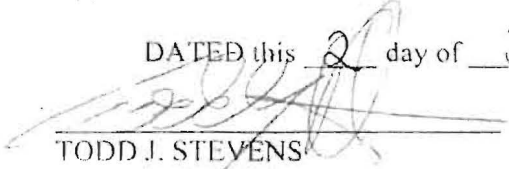
6. Except as otherwise provided herein, the valuations, as established above, shall be binding only with respect to tax years 2017 & 2018.

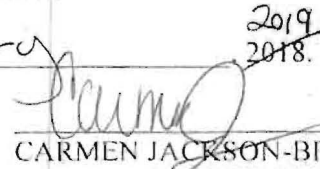
7. Brief narrative as to why the reduction was made:

Further review of information provided by petitioner and a transitioning in use for one of the buildings on the property warranted an adjustment to value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 17, 2018 at 8:30 a.m. be vacated.

DATED this 2 day of January 2019


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Docket Numbers 73014 & 74496